



Howitts Lane, Eynesbury - PE19 2JG

In Excess of £165,000



HARVEY
ROBINSON

Howitts Lane

Eynesbury, St. Neots

Harvey Robinson Estate Agents in St Neots are delighted to present this spacious two-double-bedroom duplex apartment in the heart of Eynesbury. Set across two well-proportioned floors, the property offers generous living space and represents an excellent opportunity for first-time buyers.

The apartment sits just one mile from both St Neots train station and the town centre, placing a wide selection of shops, cafés, bars, and restaurants within easy reach.

Upon entering, you are welcomed by an entrance hall with stairs rising to the upper level. The ground floor features a well-equipped kitchen and a bright, L-shaped lounge/diner offering flexible space for both relaxing and entertaining.

The top floor comprises two comfortable bedrooms and a bathroom.

Outside, the property benefits from a parking area providing convenient off-street parking.

To arrange a viewing, please contact our St Neots branch.

- Two Double Bedrooms
- Duplex Apartment
- Large Lounge/Diner
- Separate Kitchen
- Well Presented Throughout
- Ideal First Time Purchase
- Off Road Parking Available
- Early Viewing Advised



Howitts Lane

Eynesbury, St. Neots

Located a short distance from local amenities to include a Tesco superstore, primary and secondary schools, and a leisure centre including a gym and swimming pool, this would make an ideal purchase.

Riverside Walks by the River Great Ouse and Countryside walks through Pocket Park are on your doorstep along with St Neots town centre being found just over 1 mile away with various shops, bars and restaurants to choose from.

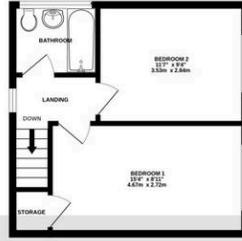
Cambridge City centre can be easily reached by bus or car just over 15 miles away, and the mainline train station on the outskirts of the town provides access into London Kings Cross and St Pancras within the hour making it ideal for the commuter too.



GROUND FLOOR
328 sq.ft. (30.5 sq.m.) approx.



1ST FLOOR
328 sq.ft. (30.5 sq.m.) approx.



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TOTAL FLOOR AREA: 657 sq.ft. (61.0 sq.m.) approx.
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Howitts Lane

Eynesbury, St. Neots

FAQ

Postcode for SatNav: PE19 2JG

What3Words location: ///swimsuits.chuckle.oils

Council Tax: A

Lease information: Ground rent £10 per annum, Length of lease: 91 years, Service charge for the year 2024/2025 was £1776.12.

How long has the owner lived here: Since 2020

Vendors onward movements: Upsizing

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

Need to sell your property? Please contact us to arrange your free, no obligation Market Appraisal. For independent whole of market mortgage advice please call the team to book your appointment.

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Rated Exceptional in Best Estate Agent Guide 2024

British Property Awards 2023 – Gold Winner

5.0 Star Google Review Rating

Council Tax band: A

Tenure: Leasehold

Harvey Robinson Estate Agents in St Neots are delighted to announce that this property has been sold and we are pleased to have achieved a successful sale for our client.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	